



A G E N D A
OCONEE COUNTY COUNCIL SPECIAL MEETING
Tuesday, March 30, 2010, 5:30 PM
Council Chambers
Oconee County Administrative Offices
415 South Pine Street, Walhalla, SC

1. Call to Order
2. Public Comment Session *(Limited to forty (40) minutes, four (4) minutes per person.)*
Comments at this meeting will be restricted to items listed on this agenda only. Any citizen wishing to speak at the meeting may do so by signing up at the meeting. Written comments may be submitted at any time prior to the meeting for inclusion in the official record. Please submit written comments to the Clerk to Council, 415 South Pine Street, Walhalla, South Carolina, 29691.
3. Follow-up Discussion / Possible Action regarding Administrator Search Process
4. Discussion & Possible Action Item:

[1] [RFP #09-20](#) / Re-appraisal Proposal Recommendation from Committee

The County is required by state law to conduct a general reassessment of all property within the County every five years in compliance with the South Carolina Department of Revenue rules and regulations. In the past, this has been performed by the Assessor's Office using County employees and some temporary part time employees. However, both the 2000 and 2005 reassessment programs were performed without the benefit of on-site inspections, and only 75% were inspected in conjunction with the 1993 reassessment program. Given the critical nature physical inspections play in the appraisal process, this step is much too important to continue leaving out of the reassessment process. Evidence of this fact include technical standards published by the International Association of Assessing Officials which recommend site visits a minimum of every six years, and a lack of confidence by the public in the values generated by the 2005 reassessment. Finally it should be noted that an audit performed by the South Carolina Department of Revenue in conjunction with the previous reassessment cited the County for this deficiency.

Staff has indicated that to complete the reassessment internally would cost between \$1.4 and \$1.5 million dollars, and would require seeking a postponement from the South Carolina Department of Revenue for a one year extension for the implementation of the program until 2012, a year later than the scheduled 2011 implementation date due to difficulty in overcoming significant staffing and resource obstacles. Therefore, the County requested proposals from firms that could meet this current deadline without an extension and were experienced in the mass appraisal process. The County wanted to ensure that the taxpayers would have a high degree of confidence that this process would be conducted professionally, within the deadline, and would result in a high quality and fair reassessment process.

On March 8, 2010, formal sealed proposals were opened for Reappraisal Services. Nine firms were originally notified of this opportunity and five firms submitted proposals. An evaluation committee consisting of Art Holbrooks, Planning Director, Gene Klugh, Interim County Administrator, Paul Corbeil, County Councilman, Leslie Smith, County Assessor, Cindy Derrick, Office Manager for the Assessor's office, and Karen Lusk, Financial Analyst, reviewed all responses, interviewed the top two firms, and recommended Tyler Technologies of Dayton, Ohio as the most qualified firm to perform these services.

The cost for these services will be funded from three separate fiscal years, with the total amount of \$1,825,422.00 split as follows: FY 09-10 - \$375,000, FY 10-11 \$1,200,000, and FY 11-12 \$250,422.

Proposed funding/budget transfer for fiscal year 2009-2010:

Human Resources Contingency	\$100,000
Contingency	100,000
Diesel Roads Department	25,000
Diesel Solid Waste Department	75,000
Gasoline Roads Department	25,000
Gasoline Contingency	32,000
Diesel Contingency	<u>18,000</u>
TOTAL	\$375,000

It is the staff recommendation to award RFP #09-20 to Tyler Technologies of Dayton Ohio, in the amount of \$1,825,422 as outlined above.

[2] [Boy Scout Request from Council](#) / Gravel / \$280

Boy Scout Troup 45 is requesting a donation of crusher run gravel for paving their parking area prior to a large event scheduled for April 27, 2010. The Scouts have in previous years had the gravel donated but have been unable to find a donor this year. They have secured an agreement from the City of Walhalla to haul the gravel if the county will donate the gravel. The estimated cost for the donation equals \$280.

5. Adjourn

[This agenda is not inclusive of all issues which Council may bring up for discussion at this meeting.]

Oconee County Council & Committee meeting schedules and agendas are posted at the Oconee County Administration Building and are available on the County Council Website www.oconeesc.com/council.html

[All upcoming meetings will be held in Council Chambers unless otherwise noted]